023.0	0001	0004.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	717,400 /	717,400
					USE VALUE:	717,400 /	717,400
					ASSESSED:	717,400 /	717,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		SAWIN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HICKMAN MONEY L & TOSHIE
Owner 2:	
Owner 3:	
Street 1:	32 SAWIN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,979 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1890, having primarily Vinyl Exterior and 1656 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4979.000	279,800	4,900	432,700	717,400
Total Card	0.114	279,800	4,900	432,700	717,400
Total Parcel	0.114	279,800	4,900	432,700	717,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 433.21 | /Parcel: 433.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	14610
GIS Ref	
GIS Ref	
Insp Date	07/22/17

!1847!

PREVIOUS ASSESSMENT

Parcel ID: 023.0-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	279,800	4900	4,979.	432,700	717,400	717,400	Year End Roll	12/18/2019
2019	101	FV	221,100	4900	4,979.	459,800	685,800	685,800	Year End Roll	1/3/2019
2018	101	FV	221,100	4900	4,979.	335,400	561,400	561,400	Year End Roll	12/20/2017
2017	101	FV	211,700	4900	4,979.	292,100	508,700	508,700	Year End Roll	1/3/2017
2016	101	FV	211,700	4900	4,979.	248,800	465,400	465,400	Year End	1/4/2016
2015	101	FV	199,800	4900	4,979.	243,400	448,100	448,100	Year End Roll	12/11/2014
2014	101	FV	199,800	4900	4,979.	200,100	404,800	404,800	Year End Roll	12/16/2013
2013	101	FV	199,800	4900	4,979.	190,400	395,100	395,100		12/13/2012

PRINT

Date	Time
12/10/20	17:24:17

LAST REV

Date	Time
08/23/17	09:22:01
apro	
1847	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15450-326		2/1/1984		90,000	No	No		Y

USER DEFINED

Prior Id # 1:	14610
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/13/2010	997	Addition	5,600					ADD LAUNDRY ROOM

ACTIVITY INFORMATION

Date	Result	By	Name
7/22/2017	Meas/Inspect	HS	Hanne S
4/12/2000	Inspected	264	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	263	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4979		Sq. Ft.	Site		0	80.	1.09	1			Road Co	-5					432,720						432,700	

Total AC/HA: 0.11430 | Total SF/SM: 4979 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 432,720 | Spl Credit | Total: 432,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99197996
Adj $ / SQ:	174.092
Other Features:	83000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	405482
Depreciation:	125700
Depreciated Total:	279783

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

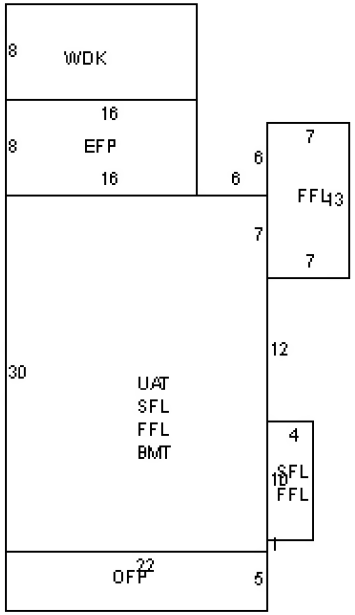
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	174.09
Special Features:	0	Val/Su Net:	104.33
Final Total:	279800	Val/Su SzAd	187.66

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	791	174.090	137,707
SFL	Second Floor	700	174.090	121,865
BMT	Basement	660	60.710	40,072
UAT	Upper Attic	165	69.640	11,490
EFP	Enclos Porch	128	48.110	6,158
WDK	Deck	128	13.700	1,754
OFP	Open Porch	110	31.250	3,437
	Net Sketched Area:	2,682	Total:	322,483
Size Ad	1491	Gross Are	3177	FinArea 1656

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 023.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	35X21	A	PR	1915	18.40	T	64	101			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900